

TOWN OF BUCKEYE

COMMUNITY PLANNING AND DEVELOPMENT BOARD TOWN COUNCIL CHAMBERS 100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326 REGULAR MEETING AGENDA

MAY 24, 2005

7:00 P.M.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623.386.8299) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing

AGENDA ITEM

RECOMMENDED BOARD ACTION

1. CALL TO ORDER

1. None

2. ROLL CALL

2. None

3. APPROVAL OF MINUTES

3. Possible motion to approve the May 10, 2005, Regular Meeting minutes.

4. Withdrawals / Continuances, Old Business

4. None

5. NEW BUSINESS:

5. As Presented

5A. RZ04-474: HEIDEN FAMILY FARMS:

Request by George Musser on behalf of Bruce Heiden for the rezoning of the "Heiden Family Farms" (zoning change from Rural Residential to Planned Residential for most of the property (394 acres)) per the Town of Buckeye Land Use Map.

5A. Public hearing, discussion and possible motion.

5B. GPA 04-475: HEIDEN FAMILY FARMS:

Request by George Musser on behalf of Bruce Heiden for a General Plan Amendment change request for the "Heiden Family Farms" (General Plan change from Single Family to General Commercial) per the Town of Buckeye General Plan for a 6 acre commercial site at the northwest corner of Southern Ave. and Rooks Rd. The property includes a portion of Section 25 of Township 1 North, Range 4, West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5B. Public hearing, discussion and possible motion.

5C. PP04-447: PRELIMINARY PLAT CRYSTAL VISTA:

Request for Preliminary Plat approval of Crystal Vista located within the Town of Buckeye on the northwest corner of Apache Road and the logical extension of Roeser Road. The proposed project consists of 311 single family residential lots and 23 open space tracts on approximately 79.5 acres in the south ½ of the Northeast ¼ of section 29 Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The Crystal Vista project as proposed includes open space areas totaling 13.76 acres, which is approximately 17.3% of the project.

5C. Public hearing, discussion and possible motion.

5D. PP04-486: PRELIMINARY PLAT ELIANTO VILLAGE 1:

Request by Manjula Vaz of Gammage & Burnham on behalf of Lennar Development Communities for a Preliminary Plat approval of Elianto Village 1 located within the Town of Buckeye in the most southerly section of Elianto at the northeast and northwest corners of Thomas Road and Wilson Avenue. This Preliminary Plat proposes 1743 lots on approximately 915 acres in a portion of Sections 22, 27 and 28, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5E. PP05-01: PRELIMINARY PLAT ELIANTO VILLAGE 4:

Request by Manjula Vaz of Gammage & Burnham on behalf of Lennar Development Communities for a Preliminary Plat approval of Elianto Village 4 located with in the Town of Buckeye north of Camelback Road, south of Bethany Home Road alignment, west of the Sun Valley alignment, and east of the Johnson Road alignment. This Preliminary Plat proposes 2030 lots on approximately 815 acres in a portion of Sections 17 and 18, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5F. RZ05-06: REZONING:

Jim Talbert of Manhard Consulting on behalf of Montalbano Homes for the Rezoning of approximately 57 acres from RR, Rural Residential to PR, Planned Residential. Rezoning request for 57 Acres from Rural Residential to Planned Residential just west of the northwest corner of Broadway and Perryville Roads.

6. COMMENTS FROM THE PUBLIC

Members of the audience may comment on non-agenda items.

7. REPORTS FROM STAFF

8. REPORTS FROM DEVELOPMENT BOARD

9. ADJOURNMENT

5D. Public hearing, discussion and possible motion.

5E. Public hearing, discussion and possible motion.

5F. Public hearing, discussion and possible motion.

6. None. State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

7. As Presented

8. As Presented

9. Motion to Adjourn